



PRELIMINARY OPINION OF CONSTRUCTION COST

AT CONSTRUCTION DOCUMENT PHASE

For

**NORTH LAKE COMMUNITY PARK RESTROOM / CONCESSION
BUILDING**

Umatilla, Florida

July 26, 2013

Prepared by:

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■ ARCHITECTURE
■ INTERIOR DESIGN
■ PLANNING



PRELIMINARY COST OPINION

At the early phases of project development, probable costs can only be determined by recent experience with similar facilities, based on square foot construction costs. This type of cost analysis is not the most accurate, but should give a general idea of project costs based upon recently constructed facilities of similar scope and complexity. Each functional area within a project has differing costs due to different technical components of construction for each. In order to more accurately estimate the costs, the different functional areas have been separately defined below.

In each building project there are three factors to be considered, i.e., **COST, QUALITY** and **SIZE**. You, as the Owner, may fix only two of these factors. The third must vary to ensure the other two are met. As an example, if business planning limits cost, and need dictates size, then the quality of the project, both in design and construction, must vary. Similarly, if need dictates size and there is a certain level of quality desired by the Owners, then cost must vary.

In analyzing probable construction costs, considerations were made for your location, anticipated bidding climate at the time the project will be ready for construction, construction cost forecasts, and experience with similar projects and construction. Probable construction costs are analyzed with "normal" site preparation. Unusual site preparation, i.e., elaborate foundations to counter poor soil conditions, lack of sewer and water, have not been factored into any cost data. With these in mind, we feel the project may experience the following probable construction costs:

BUILDING SHELL:

Building Structural Shell – 1,835 SF / single-story:

Division 1: General Conditions / Requirements:

| | |
|--|--------------|
| Builders Risk Insurance: | \$ 3,000.00 |
| Rentals & Equipment / Job Supervision: | \$ 15,000.00 |
| Surveying & Field Layout / Coordination: | \$ 1,000.00 |
| Construction Set Up / Clean Up: | \$ 2,000.00 |

Subtotal: General Conditions \$ 21,000.00

Division 2: Site Work:

| | |
|-------------------------------|--------------|
| Concrete Demolition: | \$ 3,000.00 |
| Soil Compaction / Excavation: | \$ 500.00 |
| *Septic System: (allowance) | \$ 50,000.00 |
| Construction Fencing | \$ 800.00 |
| Rough / Final Grading | \$ 1,300.00 |

Subtotal: Site Work \$ 55,600.00



Division 3: Concrete:

| | |
|-----------------------|--------------|
| Soil Treatment: | \$ 3,000.00 |
| Concrete Foundations: | \$ 15,000.00 |
| New Sidewalks: | \$ 4,500.00 |

Subtotal: Concrete \$ 22,500.00

Division 4: Masonry:

| | |
|-------------------------|--------------|
| Concrete Masonry Walls: | \$ 12,000.00 |
| Reinforcement: | \$ 2,000.00 |

Subtotal: Masonry \$ 14,000.00

Division 5: Metals:

| | |
|-------------------------------------|-------------|
| Aluminum Soffit / Fascia / Gutters: | \$ 6,200.00 |
| Aluminum Louvers: | \$ 3,800.00 |

Subtotal: Metals \$ 10,000.00

Division 6: Woods & Plastics:

| | |
|------------------------------|-------------|
| Pre-Engineered Wood Trusses: | \$ 8,700.00 |
| Lumber & Framing: | \$ 3,200.00 |
| Trim & Finishes | \$ 2,500.00 |

Subtotal: Woods & Plastics \$ 14,400.00

Division 7: Thermal & Moisture Protection:

| | |
|------------------------------|--------------|
| Standing Seam Metal Roofing: | \$ 22,000.00 |
| Insulations: | \$ 2,800.00 |
| Misc. | \$ 2,500.00 |

Subtotal: Thermal / Moisture Protection \$ 27,300.00

Division 8: Doors / Windows:

| | |
|---|--------------|
| Hollow Metal Doors / Frames / Hardware: | \$ 10,500.00 |
| Rolling Counter Doors: | \$ 3,500.00 |
| Misc trim / accessories. | \$ 2,500.00 |
| Windows / Glazing: | \$ 3,500.00 |

Subtotal: Doors / Windows \$ 20,000.00

Division 9: Finishes:

| | |
|----------------------------------|-------------|
| Cementitious Siding (Hardi): | \$ 6,500.00 |
| Trim: | \$ 1,000.00 |
| Painting / Finishing: | \$ 6,500.00 |
| Flooring (epoxy paint / ceramic) | \$ 8,000.00 |
| Stainless Steel Counter – Tops | \$ 8,500.00 |
| Counters / Casework | \$ 4,000.00 |



Subtotal: Finishes \$ 34,500.00

Division 10: Specialties:

| | |
|------------------------------------|-------------|
| Toilet Accessories: | \$ 3,200.00 |
| Toilet Partitions | \$ 8,000.00 |
| Fire Extinguishers / Signs / Misc. | \$ 1,500.00 |

Subtotal: Specialties \$ 13,700.00

Division 15: Mechanical:

| | |
|--------------------------|--------------|
| HVAC Exhaust / Ductwork: | \$ 7,500.00 |
| Plumbing: | \$ 13,000.00 |

Subtotal: Mechanical \$ 20,500.00

Division 16: Electrical:

| | |
|---------------------------------|--------------|
| Building Distribution / Panels: | \$ 14,000.00 |
| Electrical Trim | \$ 8,000.00 |

Subtotal: Mechanical \$ 22,000.00

TOTAL PROBABLE CONSTRUCTION COST **\$275,500.00**
(1,835 SF @ \$ 150.14 / SF)

QUALIFICATIONS

The above estimated probable construction costs are expected to include the following:

1. All interior finishes, wall coverings and floorcoverings.
2. All cabinet work and millwork.
3. Complete electrical system.
4. Exhaust HVAC and plumbing systems.

Evaluations of the Owner's project budget and Opinion of Probable Construction Cost prepared by the Architect represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner have control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant



or represent that bids or negotiated prices will not vary from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Architect.

Jeff Powell, A.I.A., NCARB, Architect
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POWELL STUDIO ARCHITECTURE, LLC.



Miller, Brook

From: Jeff Powell <jeff@powellstudioarch.com>
Sent: Saturday, March 23, 2013 10:38 AM
To: Miller, Brook
Cc: 'Steve Tarte'; Bonilla, Roberto
Subject: North Lake Community Park Concession Building

Brook,

Below is a general list summary of the changes that were made to the concession building drawings:

General:

1. Removed high roof over primary gabled roof. Deletion of roof also deleted the louvers.
2. Removed all revision marks, clouds, and tags, and changed the issue date on title block.

A1.1 and A2.1: Removed all revision marks, clouds, and tags, and changed the issue date on title block.

A2.2:

1. Revised and showed GC scope of work line to be 5'-0" outside of building.
2. Added notes clarifying existing concrete and new concrete to be in-filled within the 5'-0" SOW line.

A3.1:

1. Shifted family restroom wall to the west slightly to comply with ADA clearances.
2. Reduced the amount of wall louvers and brick vents in the men's restroom.
3. Deleted wall louvers and brick vents in the plumbing / mechanical room.
4. Eliminated the casework in the concessions.
5. Reduced the extent of stainless steel exterior counters at concessions.
6. Updated dimensions based on plan changes.

A3.2:

1. Eliminated plywood ceiling in the mechanical room. No ceiling in this area.
2. Reduced the grade and thickness of the plywood ceiling and seam cover strips.
3. Revised ceiling plan notes to reduce plywood grade to ½" birch.
4. Added 24"x24" access panel in concessions ceiling.

A4.1, A4.2, A5.1, A5.2, and A5.3:

1. Eliminated high roof over primary gabled roof.
2. Changed windows above concessions to opaque acrylic in lieu of storefront.
3. Deleted mfr. References to roofing system to further open options. Revised roofing note to clarify desired warranty.
4. Eliminated louvers in gabled ends. For aesthetics, changed louver area to hardi-siding with trim.
5. Changed split-face from stained to painted.
6. Changed meeting room windows to PGT aluminum fixed windows in lieu of storefront.
7. Eliminated mfr. Reference for roll up counter doors.
8. Added notes to clarify trim at building eaves.
9. Deleted louvers and brick vents per plan.
10. Reduced requirement of 2x6 wood truss top chords.
11. Lowered tile wainscoting in restrooms to 60" AFF.
12. Reduced aluminum soffit specification in notes.

13. Deleted 6/A5.3 detail for wall at high roof

A7.1:

1. Revised roof plan to eliminate high roof over primary gable. Deleted high roof plan.
2. Changed standing seam metal roof note to eliminate mfr.
3. Deleted one (1) type 'B' window at high octagonal roof.

A8.1:

1. Revised door schedule at rollup counter doors. Called out u.s. door or equal in lieu of cornell.
2. Changed roll up door notes at elevations
3. Deleted type 'D' louver from high roof (total of six). Changed brick vent and wall louver to allow GC to pick mfr.

A10.1:

1. Deleted interior elevations for concession casework.
2. Changed interior elevations to reduce wall tile wainscoting to 60" AFF.
3. Changed specification for toilet partitions to reduce cost.

Structural Drawings:

1. Revised in accordance with the above mentioned changes.

M2.1:

1. Removed exhaust ductwork and fans from concession area due to the roll up doors.

E1.1:

1. Clarified one line riser diagram for work that is not in contract. (NIC)

I think the above sums up everything, there may have been a few other minor changes to MEP that I am not aware of. Please let me know if you have any questions.

Best Regards,

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President



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